

DOUGLAS COUNTY, NV

2014-854395

RPTT:\$780.00 Rec:\$16.00

\$796.00 Pgs=3

12/12/2014 01:57 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-07-610-047

RPTT: \$780.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 067982-CAL**

**When Recorded Mail To:**

**Raymond Ponce and Maria Ponce**

**3563 Haystack Drive**

**Carson City, NV 89705**

**Mail Tax Statements to: (deeds only)**

**Same as Above**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

*Carrie Lindquist*

Carrie Lindquist

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Northern Nevada Capital LLC, a Nevada Limited Liability Company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Raymond Ponce and Maria Ponce, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 6 in Block B as shown on the Official Map of SUNRIDGE HEIGHTS PHASE 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on June 11, 1993, in Book 693, Page 2465, as Document No. 309550.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/09/2014

Northern Nevada Capital, LLC

  
By Brett Nelson, Manager

STATE OF NEVADA

COUNTY OF CARSON CITY } ss

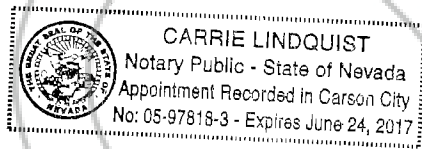
This instrument was acknowledged before me on

DECEMBER 9, 2014

By Brett Nelson



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1420-07-610-047
  - b)
  - c)
  - d)

- 2. Type of Property:
  - a)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt. Bldg
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$199,900.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$199,900.00  
 Real Property Transfer Tax Due: \$780.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_
- 5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature <u>[Signature]</u>	Capacity <u>BUYER</u>
Signature <u>[Signature]</u>	Capacity <u>BUYER</u>

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Northern Nevada Capital LLC  
 Address: 8175 S. Virginia St. #850, Suite 314  
 City: Reno  
 State: NV Zip: 89511

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Raymond Ponce and Maria Ponce  
 Address: 3563 HAYSTACK DRIVE  
 City: CARSON CITY  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
 2310 S. Carson St, Suite 5B  
 City/State/Zip: Carson City, NV 89701

Esc. #: 067982-CAL